

LAUREL TOWN CENTER

13200 Laurel Bowie Road, Laurel, MD 20708
Prince George's County



RETAIL FOR LEASE

JOIN:



- Repositioning shopping center and upgrading tenant mix.
- Approximately 72,000 SF shopping center well located at the signalized intersection of Contee Road and Laurel Bowie Road in Laurel, MD.
- Easy access via traffic lights and cross easements to the adjacent grocery store.

OWNED BY:  CARROLLTON ENTERPRISES

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
MARKET - CALL TO DISCUSS			
*Est. NNN: \$8.20 PSF			

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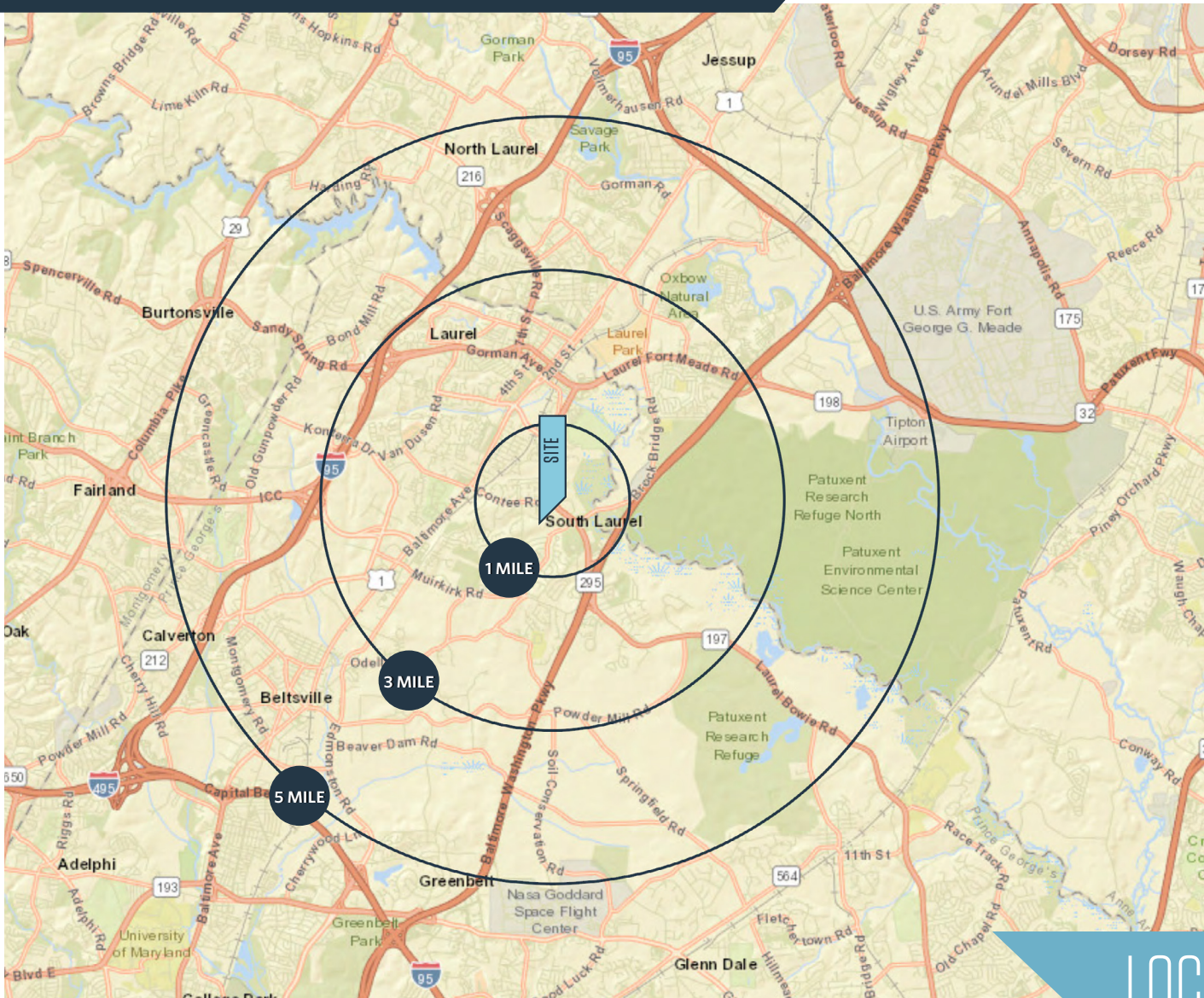
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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE	
Population	16,827	85,121	164,593
Daytime Population	5,523	44,976	74,566
Households	6,235	32,252	60,294
Average HH Income	\$96,844	\$121,964	\$136,111

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Laurel Bowie Road	33,144 ADT
Contee Road	21,665 ADT

LOCATION & DEMOGRAPHICS

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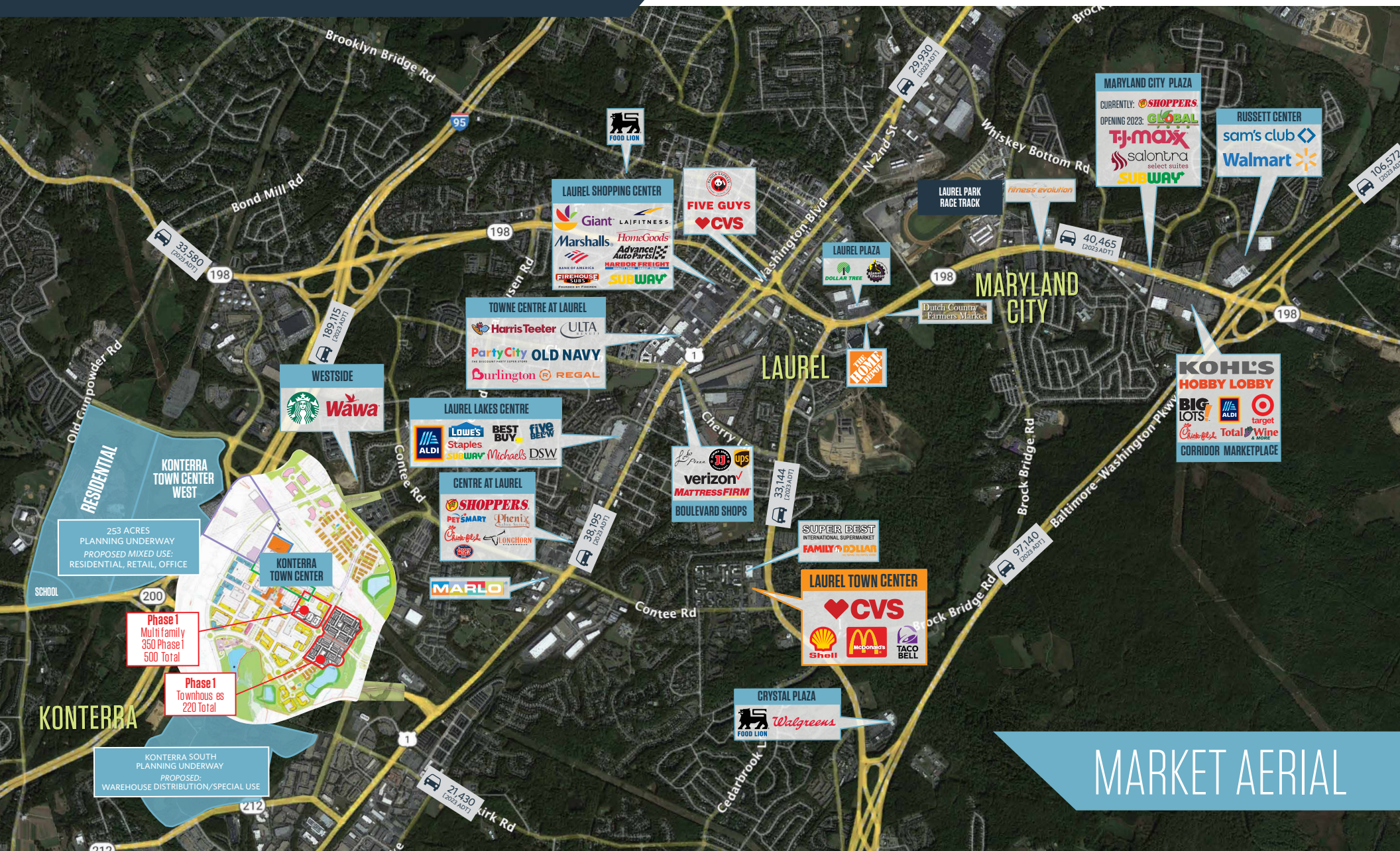
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MARKET AERIAL

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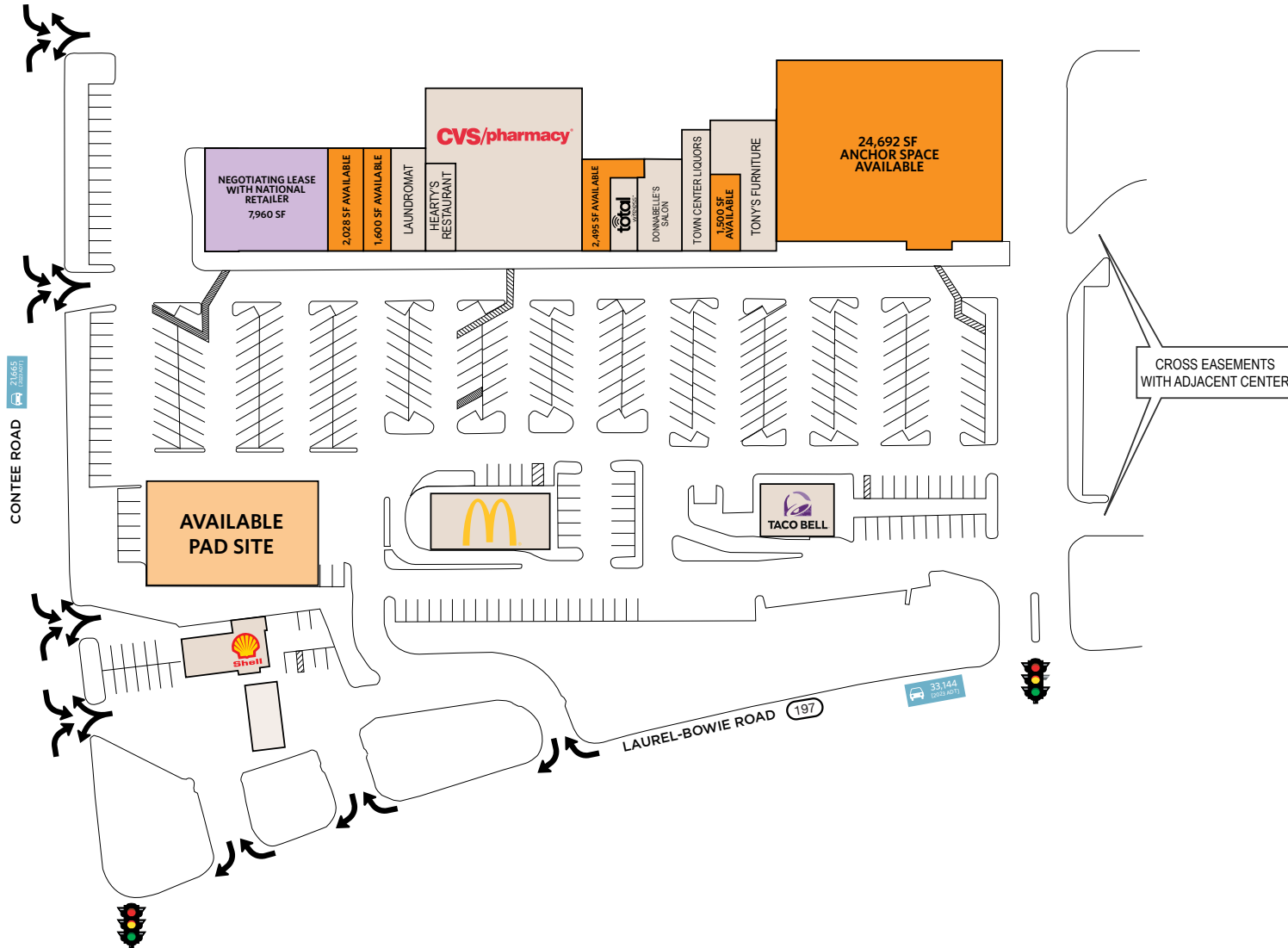
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TENANT	SQ. FT.
NEGOTIATING LEASE	7,960
AVAILABLE (FORMER METRO PCS)	2,028
AVAILABLE (FORMER HI-TECH WIRELESS)	1,600
COIN-OP LAUNDRY	2,000
HEARTY'S RESTAURANT	2,640
CVS/pharmacy	12,340
AVAILABLE (FORMER DRY CLEANERS)	2,495
TOTAL WIRELESS	920
DONNABELLE'S SALON	1,829
TOWN CENTER LIQUORS	2,300
AVAILABLE (FORMER BEAUTY SUPPLY STORE)	1,500
TONY'S FURNITURE	3,500
AVAILABLE (FORMER PEP BOYS STORE)	24,692
Shell	1,470
McDonald's	3,838
TACO BELL	2,080

- AVAILABLE
- NEGOTIATING LEASE
- EXECUTED LEASE

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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